



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-20-13 Subdivision of Tract B of the former John T. Westbrook**

LOCATION: This property is located on the west side of Greenwell Springs Road between the J.L. Fairchild Road and Denham Road intersections in Section 47, T5S, R2E, GLD EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251260019
ENGINEER/LAND SURVEYOR	Charlie St. Romain
APPLICANT	Brent Kuber

STAFF COMMENTS

1. **Size** of subject property is approximately 7 acres.
2. **Background** The applicant is requesting to subdivide one (1) lot into two (2) for single family residential land use.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends approving the subdivision.
6. Scheduled for Planning Commission Meeting on **December 19, 2013**.



REFERENCE DRAWING:

"PLAT SHOWING SURVEY OF THAT PART OF THE JOHN T. WESTBROOK ESTATE BEING 496.620 ACRES - TRACT A, 7.219 ACRES - TRACT B, 195 ACRES - TRACT C AND PARTITION OF 496.62 ACRES - TRACT A - TRACT A-1 AND TRACT A-2 FOR JOHN T. WESTBROOK HEIRS AND ORLEANS BAPTIST THEOLOGICAL SEMINARY" BY WALTER C. SYNDER, DATED JANUARY 30, 1995.

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15:13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24 INCHES ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

LAKEISHA THERIOT
PARISH MANAGER, EBR HEALTH UNIT

DATE

APPROVED:
CITY OF CENTRAL
DAVID BARROW, CHIEF
ADMINISTRATIVE OFFICER

DATE

APPROVED:
JROW MUHAMMAD, AICP
PLANNING AND ZONING DIRECTOR
OR HIS DESIGNEE

DATE

SETBACKS:
FRONT=45' (EXISTING)
SIDELINE=8'
REAR=25'

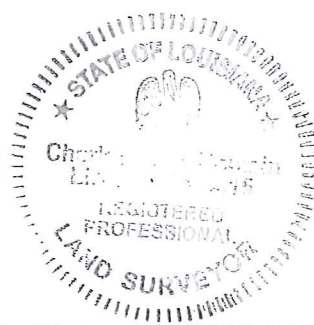
SUBDIVIDER:
WILLIAM KUBER
16721 NORTH CASTLEDALE
GREENSWELL SPRINGS, LA 70739

WILLIAM KUBER
DATE

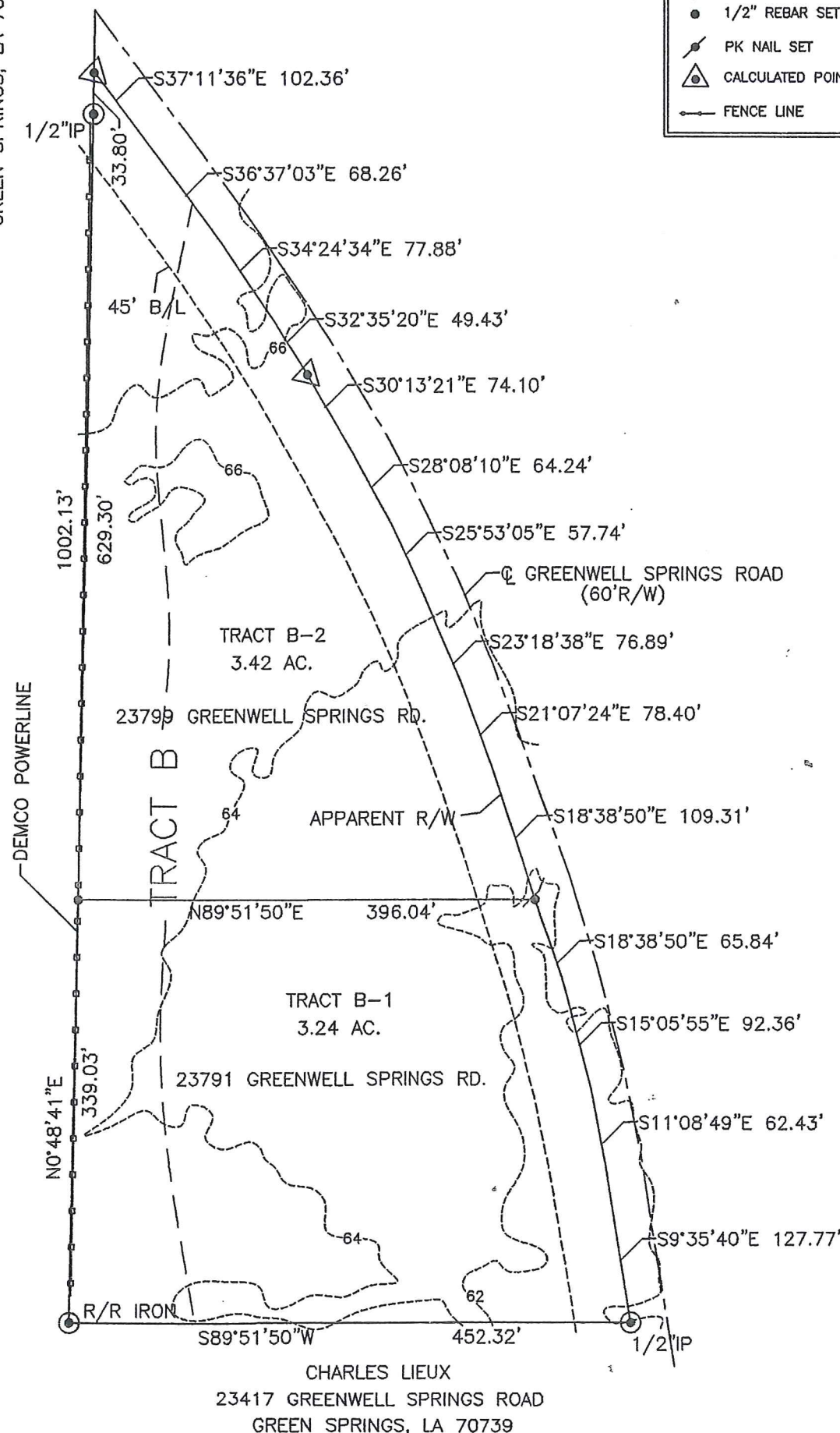
CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND.

CHARLES R. ST. ROMAIN
REG NO. 4415
6988 ISLAND ROAD, JARREAU, LA. 70749
225 627-5822/4030

DRAWING DATE: DECEMBER 6, 2013

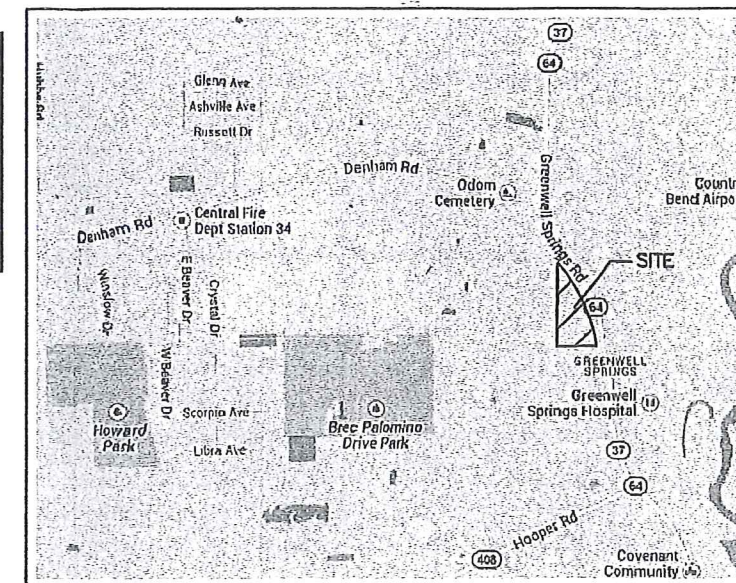


JIMBO TATE
23815 GREENWELL SPRINGS ROAD
GREEN SPRINGS, LA 70739



LEGEND

- MARKER FOUND
- 1/2" REBAR SET
- ⚡ PK NAIL SET
- △ CALCULATED POINT
- FENCE LINE



VICINITY MAP

NTS

GENERAL NOTES:

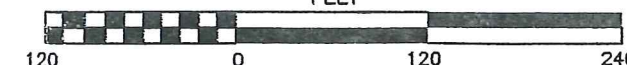
- 1) BASE BEARING (N0°48'41"E) FROM REFERENCE DRAWING.
- 2) SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF THIS SURVEYOR, IN ACCORDANCE WITH LA. "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS SET FORTH IN LAC TITLE 46:LXI FOR A CLASS "D" SURVEY.
- 3) 45'B/L FROM REFERENCE DRAWING, NO OTHER SERVITUDES OR RESTRICTIONS SHOWN.
- 4) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 5) THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/ BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- 6) MASTER PLAN - RURAL / AGRICULTURE
- 7) WATER - PARISH WATER CO.
- 8) ELECTRIC - DEMCO
- 9) GAS - GAS UTILITY DISTRICT NO.1
- 10) FIRE DISTRICT: CENTRAL
- 11) SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOLS
- 12) ZONING: RURAL
- 13) THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS FLOOD INFORMATION OFFICE ON 12/6/13 AND IS SUBJECT TO CHANGE, CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS. 100 YEAR FLOOD ELEVATION: 68'
- 14) SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
- 15) CONTOURS FROM LIDAR.

MAP SHOWING SUBDIVISION OF TRACT B OF
THE FORMER JOHN T. WESTBROOK ESTATE
INTO TRACT B-1 AND TRACT B-2

FOR
JASON LEAPHART

SEC. 47, T-5-S R-2-E, G.L.D.
EAST BATON ROUGE PARISH, LOUISIANA

FEET



SS-20-13 REV. 12/10/13



Lot 251260019
SS-20-13



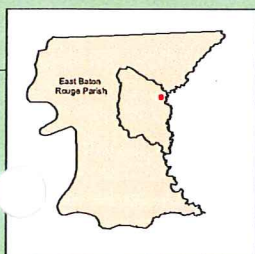
Legend

-  Lot_25160019
-  City Street
-  Parcels

Prepared by the
City of Central Geographic Information System
December 8, 2013

This map has been compiled from the most accurate source data from the GIS Planning
Department. It is not a legal document. The City assumes no responsibility for the information shown on this map.
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GREENWELL SPRINGS, OLD

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: DEC 19, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-20-13

☐ REQUEST TO REZONE
FROM:

TO:

☒ OTHER REQUEST

SUBDIVISION OF 1 LOT INTO 2

For More Information Contact
City of Central 262-5000

11/22/2013 12:34